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IT IS SO ORDERED.
Signed June 21, 2012

Attorney for Debtors
Benyam Mulugeta
Paula R. Mulugeta

A handwritten signature in cursive script, reading "Arthur S. Weissbrodt".

Arthur S. Weissbrodt
U.S. Bankruptcy

United States Bankruptcy Court
Northern District of California

In re:

Benyam Mulugeta
Paula R. Mulugeta

Debtors

) Case No.: 09-51900

) Chapter 11

) **ORDER VALUING LIEN OF TOMOKO**
) **NAKAMA**

On October 25, 2011, Debtors filed a motion to value the lien of Tomoko Nakama
(hereinafter Lienholder) against the property commonly known as 353 Grand Avenue, Oakland,
California, more fully described as:

“A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF
ALAMEDA, WITH A SITUS ADDRESS OF 353 GRAND AVE, OAKLAND CA
94610-4827 C025 CURRENTLY OWNED BY MULUGETA BENYAM &
MULUGETA PAULA R HAVING A TAX ASSESSOR NUMBER OF 010-0767-001
AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS OFFICIAL
RECS 23 PG 39 BLK 24 LOT 5 AND DESCRIBED IN DOCUMENT NUMBER
118414 DATED 03/11/2002 AND RECORDED 03/15/2002.”

1 The lien was recorded in Alameda County on March 6, 2008 as document 2008024381
2 (hereinafter the Lien).

3 The court finds that notice of the motion upon Lienholder was proper. Lienholder having
4 not filed a timely opposition to Debtor's motion, the court hereby orders as follows.

5 (1) For purposes of Debtor's chapter 11 plan only, the Lien is valued at \$0, Tomoko
6 Nakama's Lien may not be enforced, pursuant to 11 U.S.C. §§ 506, 1123(b)(5) and 1141.

7 (2) This order shall become part of Debtor's confirmed chapter 11 plan.

8 (3) Upon completion of the chapter 11 plan in Debtor's case, the Lien shall be voided for
9 all purposes, and upon application by Debtor, the court will enter an appropriate form of
10 judgment voiding the Lien.

11 (4) If Debtor's chapter 11 case is dismissed or converted to one under another chapter
12 before Debtor s complete their chapter 11 plan, this order shall cease to be effective and the Lien
13 shall be retained to the extent recognized by applicable nonbankruptcy law, and upon application
14 by the lienholder, the court will enter an appropriate form of order restoring the Lien.

15 (5) Except as provided by separate, subsequent order of this court, the Lien may not be
16 enforced so long as this order remains in effect.
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21 *** END OF ORDER ***
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COURT SERVICE LIST

Tomoko Nakama
1569 Jackson St.
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